

October 27, 2005

The meeting was called to order at 3:00 with the following members and staff present:

- Mr. Greg Fountain, Committee Member
- Mr. Gaius Bruce, Committee Member
- Mr. Kenneth Walters, Committee Member
- Ms. Shirley Brown, Committee Member
- Ms. Sharon A. Bryant, Committee Member
- Ms. Julie Seanor, Committee Member
- Ms. Sarah Hernandez, Committee Member
- Ms. Beckie Faulkenberry, P&Z Director and Staff to the Committee
- Ms. Laurie Schulze, Recorder and Staff to the Committee

The board members introduced themselves and Mr. Fountain guided the group through the process of electing a chairman and vice-chairman. Ms. Seanor nominated Mr. Fountain as Chairman, Mr. Bruce seconded and the motion passed unanimously. Ms. Brown nominated Mr. Bruce as Vice-Chairman, Ms. Bryant seconded and the motion passed unanimously.

Mr. Fountain introduced representatives of SimWright, a local technology company that has offered to assist the board by providing GIS-based visual tools. Specifics of their assistance were discussed later in the meeting.

Next, Ms. Seanor moved to accept the minutes from the September 1, 2005 organizational meeting of the board. Ms. Brown seconded the motion and it passed unanimously.

The board then moved on to consider individual cases on the agenda.

Mr. Fountain noted that the first case, 2005-NAARB-001, Alpine Commercial Center, was moved to November's meeting at the request of the applicant.

The second case was The Boardwalk at Navarre, 2005-NAARB-002. Shawn Foot with Charter Development presented the project, described as a neo-classical mixed use development. The applicant provided color and materials samples, along with renderings of the project and a model of the project site. Following brief discussion, Mr. Bruce moved to approve the project as presented; the Board gave a unanimous second; and the project was approved as presented at the meeting.

The third case was Baptist Hospital Medical Park, Navarre, 2005-NAARB-003. Nicole DeBruicker with Baptist Hospital introduced the project and George Koper, the architect, explained the project in detail. Mr. Koper presented a rendering of the project along with samples of the brick to be used. There was considerable discussion about the proposed sign, which, as presented, exceeded the allowed height. The applicant was advised that if the structure was incorporated into the building as a tower element, the height would be acceptable; however, the proposed sign face would have to meet code requirements for advertising size. Following brief discussion, Ms. Seanor moved to conditionally approve the project, subject to meeting the requirements for signage; Ken Walters seconded and the motion passed unanimously.

The fourth case was a single family residence for Steve and Jennifer Cotaya represented by West Calhoun, 2005-NAARB-004. Following brief discussion by the board, Mr. Bruce moved to approve the architectural style as presented; Ms. Bryant seconded and the motion passed unanimously.

The fifth case was the Navarre Visitors Center, 2005-NARB-005. Jerry McGuire presented the project. Ms. Faulkenberry explained to the board that Ms. Hernandez, the board's architectural advisor, was the architect on this project. The applicant provided color and materials samples and pictures. Ms. Hernandez noted that they were proposing to change the trim color to Pure White, Sherwin Williams color pallet number 7005. Following brief discussion, Ms. Bryant moved to approve to approve the project as presented; Ms. Seanor seconded and the motion passed unanimously.

The sixth case was the Island Style – Navarre, 2005-NAARB-006. Jerry McGuire presented the project. Discussion by the board identified a number of questions and concerns with the architectural details as presented, including the roofline, metal roof color, and base detailing and the project was tabled to the next meeting.

The board then discussed how they preferred to handle single family homes within the district. Following considerable discussion, the board concluded that single family homes within the Heart of Navarre Overlay District should not be subject to architectural review, but that single family homes within the TC-1 and TC-2 zoning districts should be subject to architectural review. Ms. Faulkenberry agreed to process an amendment to the code to implement that decision.

Mr. Faulkenberry asked the board how they would prefer to handle minor changes within the district, such as replacement of siding and re-painting. Following brief discussion, the board concluded that minor changes could be presented to staff for administrative approval.

Mr. Matthews of SimWright then made a presentation regarding the ways that they could assist the board by using GIS-based visual tools to show how proposed projects would actually look on the ground.

The meeting adjourned at 4:30 p.m.

Minutes approved by the Board on November 10, 2005